

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-11P-LVA00310
ADDRESS OF PREMISES 8809-8811 SUDLEY ROAD MANASSAS, VA 20110	PDN Number: N/A

THIS AMENDMENT is made and entered into between **C2 Limited Partnership**

whose address is: 9200 Park Avenue
Manassas, VA 20110

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease;

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, upon execution of the Government, as follows:

1. This Lease Amendment is issued to reflect the acceptance of space and commencement of rent of 8,942 ANSI BOMA Office Square Feet (ABOASF), yielding 10,293 Rentable Square Feet (RSF), of office and related space on a portion of the 2nd Floor, and six (6) reserved surface parking spaces at a building located at 8809-8811 Sudley Road, Manassas, VA 20110.
2. The date for the acceptance of space as substantially complete and the commencement of rent shall be established as December 13, 2018. The Lease shall commence on December 13, 2018 and shall expire on December 12, 2028 for a term of ten (10) years.
3. Effective December 13, 2018, the Government shall pay the Lessor an annual rent of \$334,007.85, payable at a rate of (b) (4) per month in arrears.
4. Pursuant to Section 1.03(J) of the Lease Contract, the Government shall be entitled to a rent abatement of the first two (2) months of the Lease, in the amount of (b) (4) to be applied against the monthly full serviced rental payment. The free rent shall commence with the first month of the lease term and continue until the free rent has been fully exhausted as shown in Exhibit A of this lease amendment.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
Signature: _____
Name: JUAN G. CABRERA
Title: GENERAL PARTNER
Entity Name: C2 LIMITED PARTNERSHIP
Date: 03-12-19

FOR THE GOVERNMENT:

(b) (6)
Signature: _____
Name: Sean J. McNeal
Title: Lease Contracting Officer
GSA, PBS, NCR, OPMRE
Date: APR 17 2019

WITNESSED FOR THE LESSOR BY:

(b) (6)
Signature: _____
Name: GABRIELA SANCHEZ
Title: BUILDING MANAGER
Date: 03-12-19

5. The base for operating costs adjustments, effective December 13, 2018, shall be (b) (4) pursuant to Section 1.14 of the Lease Contract. The first (1st) operating cost adjustment, pursuant to Section 2.09 of the Lease Contract, shall be due on December 13, 2019.
6. The Government's percentage of occupancy for the purposes of tax adjustments, effective December 13, 2018, shall be (b) (4) pursuant to Section 1.12 of the Lease Contract. The base year for real estate tax adjustments, shall be established as Virginia Tax Year 2019: January 1, 2019 to December 31, 2019.
7. Pursuant to Section 1.03(I) of Lease Contract, the Government shall lease six (6) reserved, surface parking spaces at no additional cost to the Government.
8. The Government and the Lessor acknowledge and agree that the Tenant Improvement (TIA) allowance, in the amount of (b) (4) per Section 1.08(A) of the Lease Contract has been fully expended. The annual rent for the TIA, which is included in the annual rent in Paragraph 3 of this Lease Amendment, shall be (b) (4), payable by (b) (4) per month. This shall constitute and full and final settlement of the tenant improvement allowance provided by the Lessor to the Government under the Lease.
9. The Government and the Lessor acknowledge and agree that the Building Specific Amortized Capitol in the total amount (b) (4) per Section 1.10 of the Lease Contract, has been utilized. Both parties agree that this amount is a firm, fixed cost in the annual rent and is not subject to de-amortization.
10. Pursuant to Section 1.04 (B) of the Lease Contract, the monthly shell rent shall be prorated for the 3rd through 9th months of the Lease term to account for the Government's Commission Credit, in the amount of (b) (4). This credit will be applied to the monthly payments of the annual rent as shown in Exhibit A of this Lease Amendment.

This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until thirty (30) days after the date of execution.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:


LESSOR

&


GOV'T

Monthly Rent Schedule for Year 1				
	Total Monthly Rent	Rent Abatement	Commission Credit	
Annual	\$ 334,007.85	(b) (4)		
Monthly	(b) (4)			
Month	Total Monthly Rent	Rent Abatement	Commission Credit	Total Rent Due
December 13, 2018 to December 31, 2018	(b) (4)	(b) (4)		
January-19				
February-19				
March-19				
April-19				
May-19				
June-19				
July-19				
August-19				
September-19				
October-19				
November-19				
December 1, 2019 to December 12, 2019				
Total	\$ 334,007.85			

LESSOR: See GOVERNMENT: STM